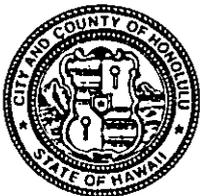


Takao Ofc. Bldg.

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS  
MAYOR



July 15, 1997

RECEIVED JAN NAOE SULLIVAN  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

'97 JUL 18 10:30  
97/SMA-011 (DT)  
97-03924

OFC. OF ENVIRONMENTAL  
QUALITY CONTROL

The Honorable Gary Gill, Director  
Office of Environmental Quality Control  
State of Hawaii  
State Office Tower, Room 702  
235 South Beretania Street  
Honolulu, Hawaii 96813

Dear Mr. Gill:

CHAPTER 343, HRS  
Environmental Assessment (EA)/Determination  
Finding of No Significant Impact

Owner/Applicant: Takao Building Development Company, Ltd.  
Agent : Gerald Park Urban Planner  
Location : 2571 Lemon Road, Waikiki, Oahu  
Tax Map Key : 2-6-27: 40  
Request : Special Management Area Use Permit  
Proposal : Construct a two-story office building  
Determination : A Finding of No Significant Impact is  
Issued

Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA. If you have any questions, please contact Dana Teramoto of our staff at 523-4648.

Very truly yours,

JAN NAOE SULLIVAN  
Director of Land Utilization

JNS:am  
Encls.

g:featakao.djt

1997-08-08-0A-*FEA-Takao*  
*Office Building*

AUG 8 1997

1997 JUL 23 PM

DEPARTMENT OF HEALTH  
CITY & COUNTY OF HONOLULU

**FILE COPY**

FINAL ENVIRONMENTAL ASSESSMENT

---

***TAKAO OFFICE BUILDING***

*Waikiki, Oahu, Hawaii*

---

Prepared in Partial Fulfillment of the Requirements  
of Chapter 343, Hawaii Revised Statutes and  
Title 11, Chapter 200, Hawaii Administrative Rules,  
Department of Health, State of Hawaii and  
Chapter 25, Revised Ordinances of Honolulu

Prepared for

Takao Building Development Co. Ltd.  
2571 Lemon Road  
Honolulu, Hawaii

Prepared by

Kimura/Ybl & Associates, Ltd.  
1014 Akala Lane  
Honolulu, Hawaii 96814

and

Gerald Park Urban Planner  
1400 Rycroft Street, Suite 876  
Honolulu, Hawaii 96814

June, 1997

1997 JUN 23 PM 2:44

**SUMMARY INFORMATION**

DEPARTMENT OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

**Project:** Takao Office Building

**Applicant:** Takao Building Development Co. Ltd.  
2571 Lemon Road  
Honolulu, Hawaii 96815

**Approving Agency:** Department of Land Utilization  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

**Street Address:** 2571 Lemon Road  
Waikiki, Oahu, Hawaii

**Tax Map Key:** 2-6-27: 40  
**Land Area:** 5,000 Square Feet  
**Land Owner:** Takao Building Development Co. Ltd.  
**Existing Use:** Office building

**Special District:** Waikiki  
**Zoning:** Resort Mixed Use Precinct

**Special Management Area:** Within SMA

**Need for Assessment:** Use within the Waikiki area of Oahu, the boundaries of which are delineated by ordinance as the Waikiki Special District

**Authority:** Chapter 200, Environmental Impact Statement Rules (§200-6(b)(1)(E))

**Contact Person:** Art Challacombe  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Telephone: 523-4077

**Note:** Revisions to the text of the Draft Environmental Assessment appear in *bold italic* type. Deleted text is shown in brackets.

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## SECTION 1

## DESCRIPTION OF THE PROPOSED PROJECT

---

Takao Building Development Co. Ltd., a Hawaii corporation, proposes to demolish an existing two-story building and ancillary improvements and construct a new two-story office building on the same site located in Waikiki, Oahu. The property is identified by tax map key 2-6-27: 40 encompassing an area of 5,000 square feet. A Location Map is shown in Figure 1.

### A. Purpose and Need for the Project

Applicant acquired the property and improvements in 1985. Despite efforts to prolong the useful life of the structure through improvements to the interior and exterior (vinyl siding was added in 1985 to protect it from the elements, for example), it has been determined that the structure is too old, deteriorated, and unsafe to continue to be used in its present condition. Applicant, therefore, proposes to demolish the existing building and to construct a new two-story office building and ancillary improvements in its place.

### B. Technical Characteristics

Prior to demolition, the building will be treated for vectors by licensed exterminators, sewer connections plugged, water lines cut or rerouted, and electrical service disconnected temporarily. Notices alerting neighboring residents and motorists of impending demolition will be posted in the area. Actual demolition and removal of debris should take 2-3 days.

A new, two-story, rectangular shaped structure (65' X 30') is proposed. The building footprint has been designed to match the rectangular shaped zoning lot. Ground floor space measures approximately [1,760] 1,767 sf and includes space for a patio, lobby, office/work area, restroom, kitchenette, storage, and a 2-car garage (See Figure 2). *The usable floor space totals 1,362 sf excluding the garage and patio.*

A private office is planned for the second floor. This level is approximately [1,530] 1,540 sf and space has been allotted for a conference room, sitting area, bathroom, *library*, [bedroom] and *lanai* (See Figure [3] 2). *The second floor space totals 1,434 sf excluding the lanai.*

The structure will be erected on a poured in place concrete foundation. Exterior and load bearing interior walls will be framed with cement masonry units (cmu). Exterior walls will be covered with an acrylic plaster resembling a stucco finish. The plaster color has not yet been selected. [A flat, built-up roof is proposed.] *Department of Land Utilization design branch staff commented that a flat roof does not conform to the design guidelines for Waikiki per the Land Use Ordinance. Applicant, therefore, proposes to top the building with a pitched roof rather than a flat roof. [The building height is 25 feet.] The pitched roof raises the building height from 25 to 28 feet.*

Most business activities will be conducted on the ground floor which will be accessed through an at-grade entryway. Ground floor spaces and facilities are designed for access and use by

the handicapped. An interior stairway connects both levels but handicap access to the private office on the second level is not planned.

Two off-street parking stalls are required by city ordinance and will be provided in a covered 2-car garage. Visitors will be able to park in [front of] the garage *or on Lemon Road if on-street parking is available.*

The building will be air conditioned using a split air system. Compressors will be located on grade at the rear or the along the sides of the building.

All improvements are set back 10 feet from Lemon Road in anticipation of future road widening and will comply with all yard requirements. *Frontage improvements shall be constructed in accordance with City standards for Waikiki and the Americans with Disabilities Act guidelines (DPW Comment Letter).*

Some site work is needed to adjust the existing grade of the lot. *Approximately 170 cubic yards of material shall be needed to fill and grade the property* [The rear half of the lot will be raised slightly (by filling) and the site graded from rear to front] at about a 2% slope to drain toward the street. [to slope from rear to front.]

The site will be landscaped with trees, palms, shrubs, and groundcover (*See Figure 3*). All landscaped areas shall be provided with a permanent underground irrigation system.

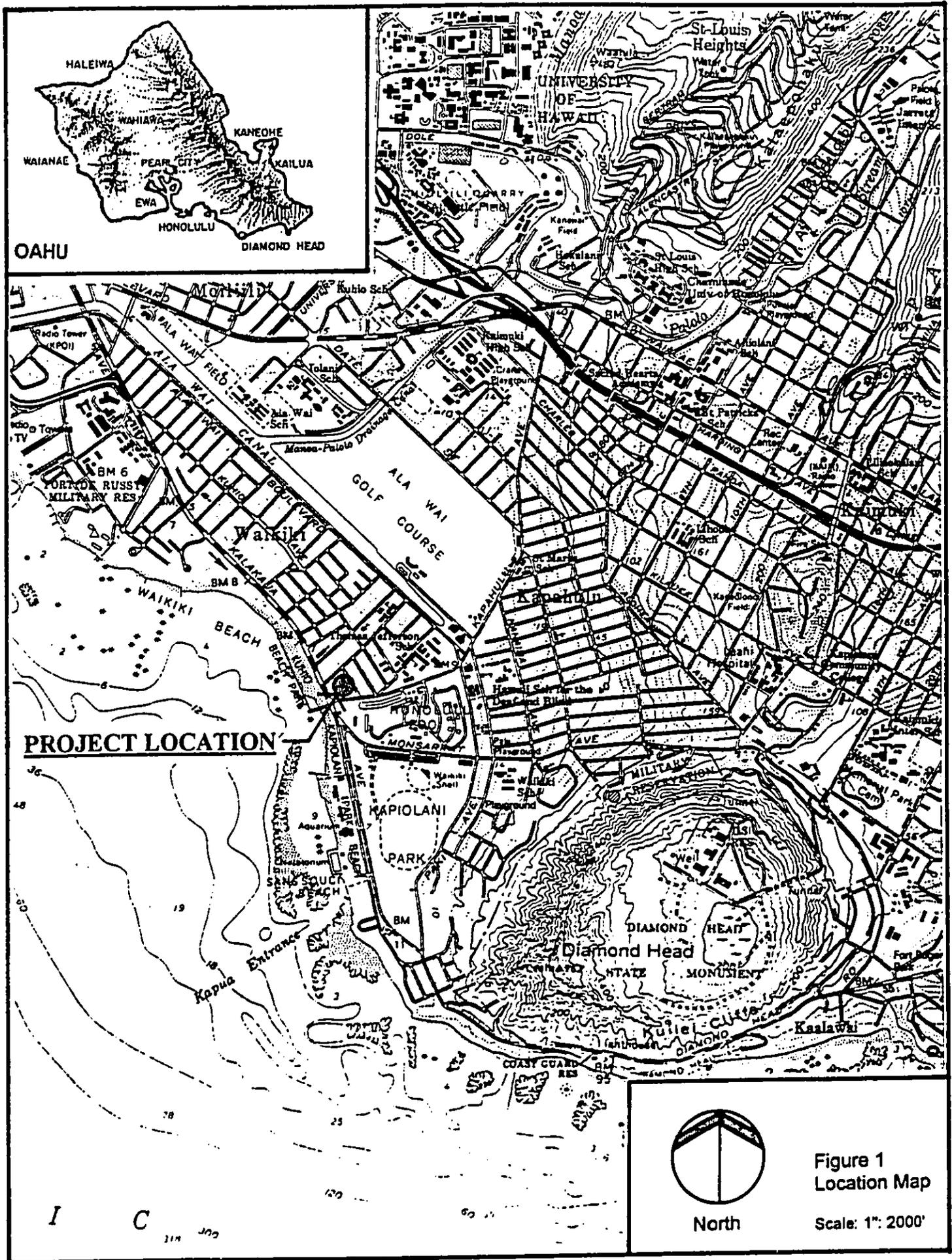
#### **C. Social Characteristics**

Applicant uses the second floor as a business office and the ground floor is used as a sales office by a related company. During construction both offices will relocate elsewhere in Waikiki. No more than three people work in the building and most of their daily activities are in outside sales to the visitor industry.

#### **D. Economic Characteristics**

The property is owned by Takao Building Development Co. Ltd. who acquired the parcel in 1985. The cost of demolishing the existing structure and constructing a new structure is estimated at \$ 0.5 million and will be funded by applicant.

Construction will commence after all necessary permits and approvals are received and should be completed within 6-8 months.



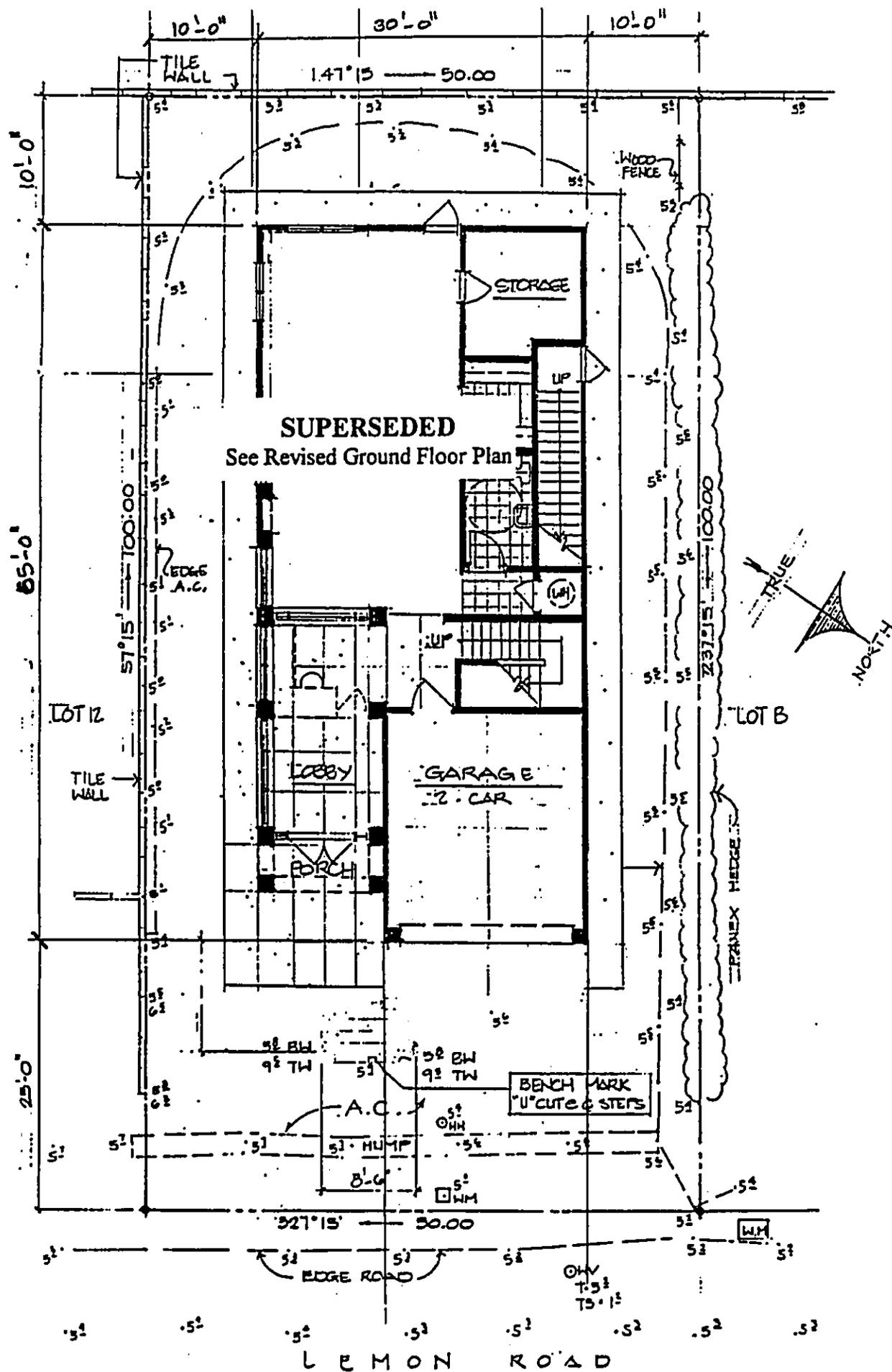


Figure 2  
Existing Plot and Proposed Ground Floor Plan  
No Scale

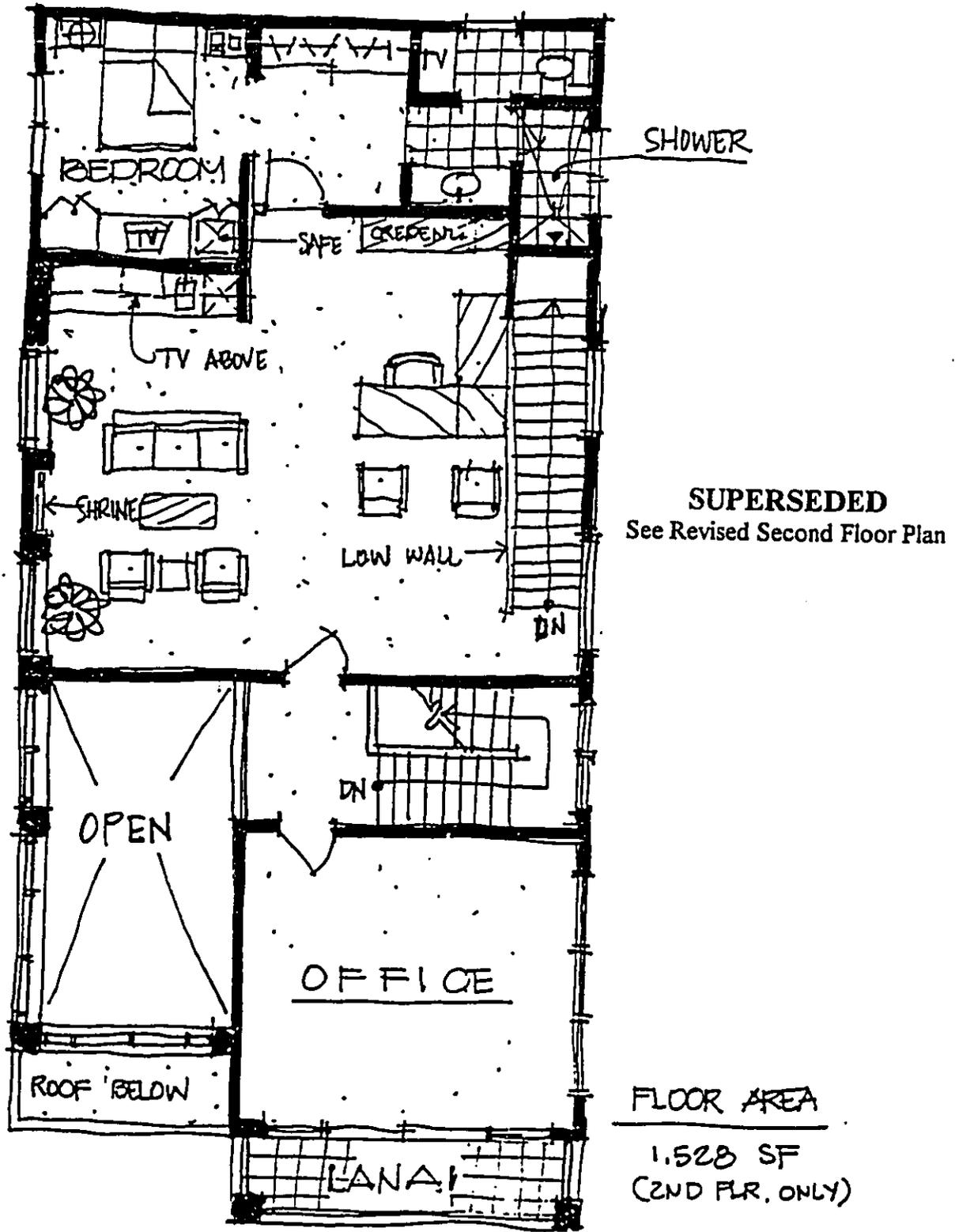
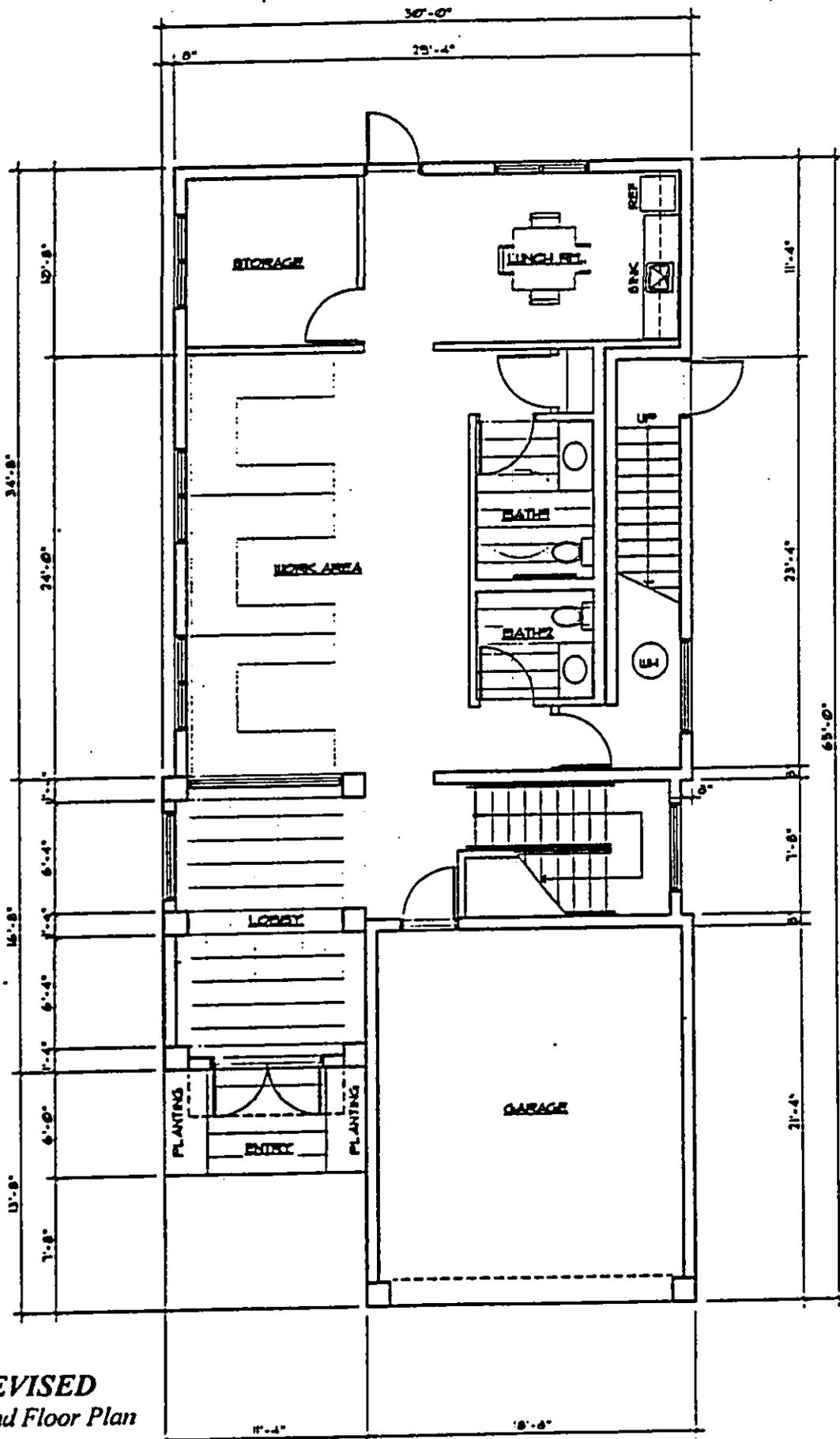


Figure 3  
 Second Floor Plan  
 Scale: 1/8" = 1'0"

**REVISED**  
Ground Floor Plan



**GROUND FLOOR PLAN**

SCALE 1/4" = 1'-0"

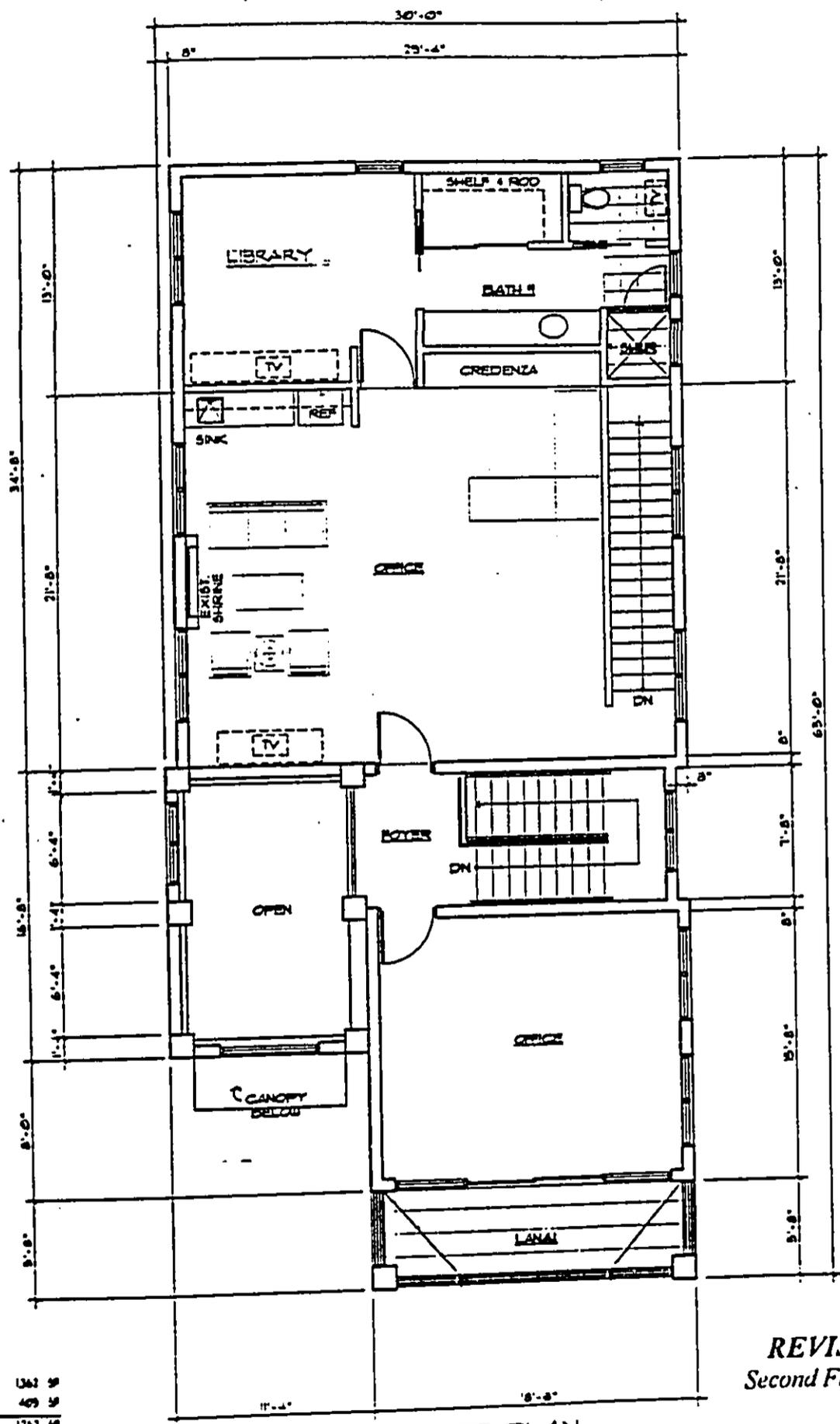
Figure 2

**FLOOR AREA :**

<b>GROUND FLOOR</b>	
OFFICE	1362 SF
GARAGE	609 SF
<b>SUB-TOTAL</b>	<b>1971 SF</b>

<b>SECOND FLOOR</b>	
OFFICE	1434 SF
LOBBY	106 SF
<b>SUB-TOTAL</b>	<b>1540 SF</b>

**GROSS FLOOR AREA = 3511 SF**



**SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"

**REVISED**  
Second Floor Plan

**KIMURA / YBL & ASSOC., LTD.**  
AAA ARCHITECTS & PLANNERS

1014 AKALA LANE  
HONOLULU, HAWAII 96814  
TEL. NO: 593-8781  
FAX NO: 593-9063

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. THE CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY SUPERVISION.

NOTES:

1997 JUN 23 PM 2:45  
CITY & COUNTY OF HONOLULU

NO.	DATE	REVISION
PROJECT TITLE		
TAKAO BDC, INC.		
OFFICE BUILDING		
371 LEIOLA ROAD		
ITUC	3-4-97	40
DESIGN	DRAWN	CHECKED
RV	RV	DK
SHEET TITLE		
GROUND & SECOND FLOOR PLANS		
PROJECT NO.	SHEET	
	A-2	
DATE:	3-4-97	
	OF	

- 132 5
- 133 5
- 134 5
- 135 5
- 136 5
- 137 5

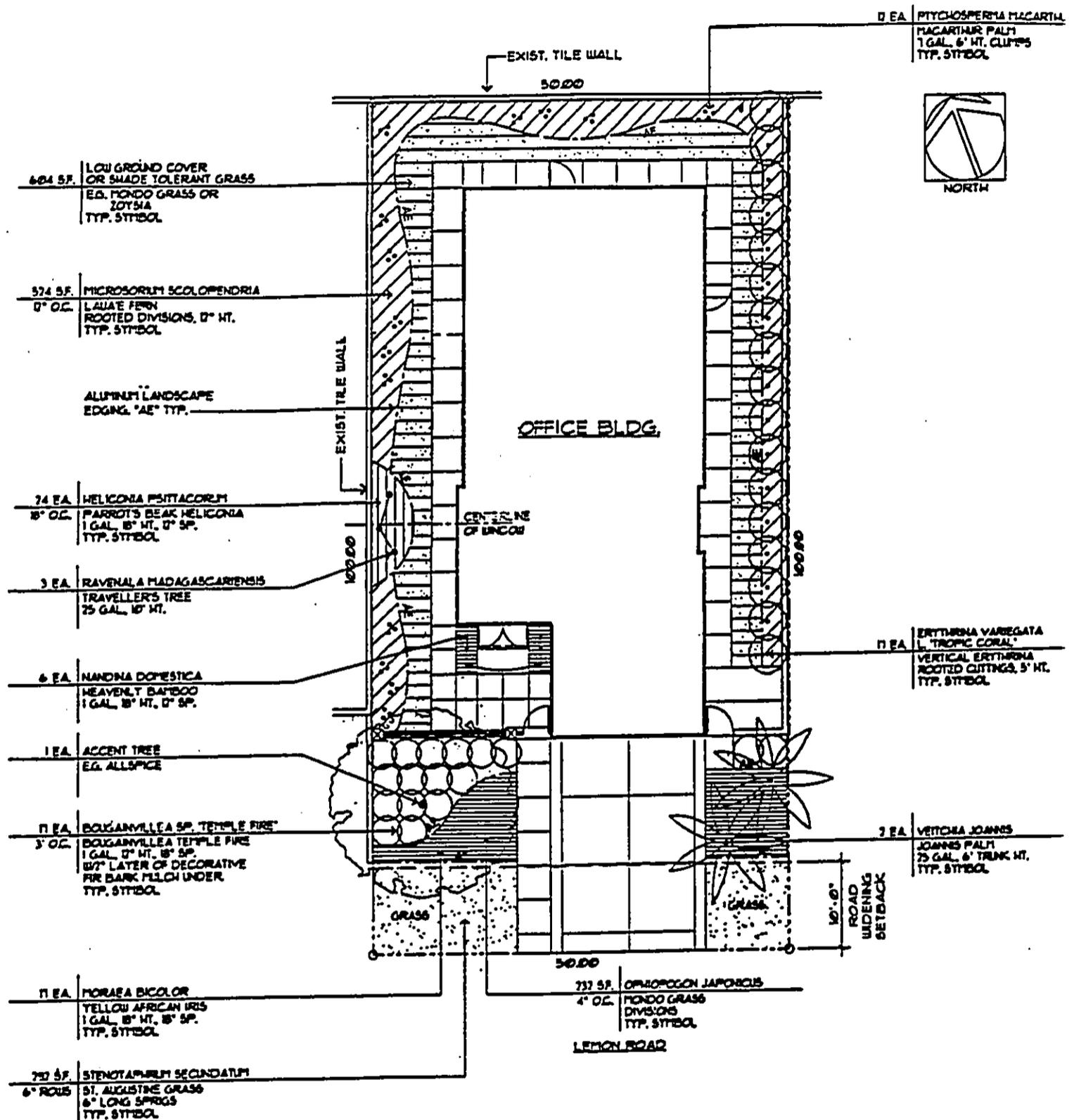


Figure 3  
LANDSCAPE PLANTING PLAN

## SECTION 2

## DESCRIPTION OF THE AFFECTED ENVIRONMENT

---

### A. Existing Conditions

Located on the makai side of Lemon Road, the 5,000 square foot (50' X 100') parcel is bordered by a four-story apartment building to the north and a parking structure for the Park Shore Hotel to the west and south. The frontage (50 feet) along Lemon Road (on the east) is paved with asphalt concrete and used for off-street parking.

The three-story parking structure is supported in part by hollow tile walls on the two sides that share a common boundary line with the subject property. Along the south property line, the wall varies in height from 12-22 feet and is about 85 feet in length. The change in height coincides with a ramp leading from street level to the third parking level. The third parking level borders the subject property on its entire west side and the height of the wall is estimated at 25 feet (See Photograph 1).

The existing two-story structure is set in the center of the lot and encircled by a 10-foot wide asphalt concrete driveway. The building footprint is approximately 1,300 sf (50' X 26"). Built in 1921 (Real Property Tax Office Field Books), the wood-framed structure is erected on a concrete foundation and features single wall, tongue and groove construction. The exterior walls are covered with vinyl siding and the gable roof is topped by composition shingle roofing material. The building was previously a residential dwelling that was converted to office use by applicant.

The ground floor measures approximately 1,339 square feet (including stairs) and the second floor 1,254 square feet (See Figure 4). Ground floor space is used as an office/work area and the second floor serves as the private office of the building owner. Window units are used to air condition the building. On a daily basis, only three persons occupy both offices thus the building is not a significant traffic generator. Vehicle traffic to/from the office building is less than 10 trips per day.

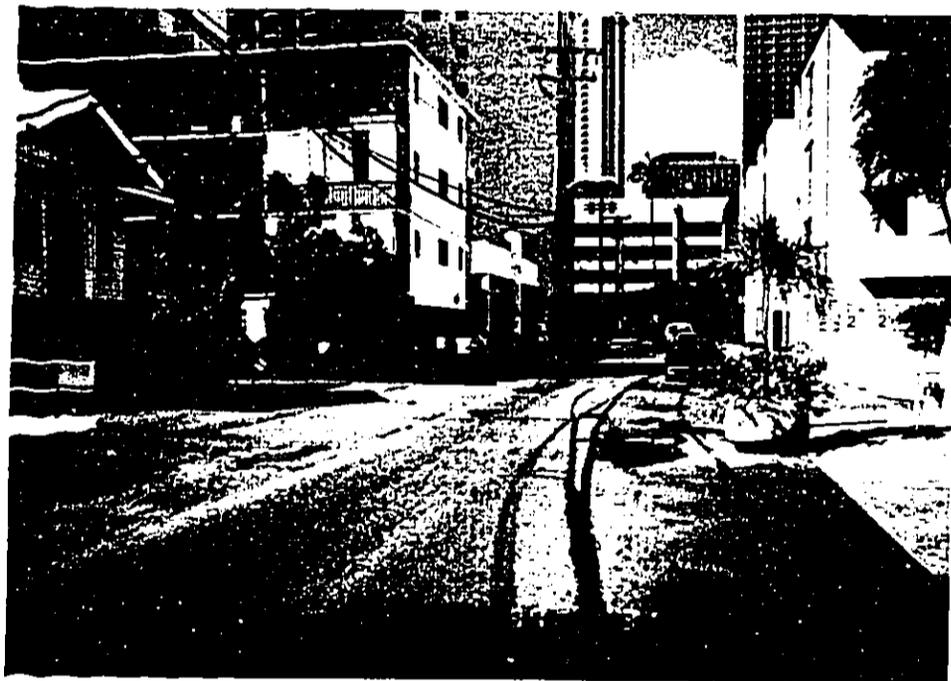
The two-story structure is the only commercial office building on Lemon Road and is probably the last remaining underdeveloped property (except for the neighboring parking lot). Adjoining properties have been developed for medium and high density apartment and hotel uses.

### B. Topography

Except for the building site, the site generally has been graded and paved with asphalt concrete. The pavement is relatively level and ground elevation varies between 5 and 5.5 feet. Based on spot elevations, the lot slopes away from the office building towards Lemon Road and the rear yard (See Figure 4).



**Photograph 1. Makai View of Existing Office Building and Lot.  
Note Walls at Side and Rear of Lot.**



**Photograph 2. Ewa View of Lemon Road.**

PHOTOGRAPHS  
MAY 2, 1955



### **C. Soils**

Soil Conservation Service (1972) soil maps identify one soil type---Jaucas sand--- on the property. This soil series consist of excessively drained, calcareous soils that occur on coastal plains adjacent to the ocean. In a representative profile, the soil is single-grain, sandy, pale brown in color, and more than 60 inches deep. The soil is rapidly permeable, and runoff is slow to very slow.

### **D. Flood Hazard**

The Flood Insurance Rate Map for this section of Waikiki designates the property Zone X (Unshaded) which is defined as "areas determined to be outside 500 year flood plain" (Federal Emergency Management Agency, 1987).

According to Civil Defense Tsunami Inundation maps, Lemon Road is not subject to inundation from tsunami or storm waves.

### **E. Historical Features**

Historic site maps do not identify any historic features on the property. The existing office building was previously a single-family dwelling that was built in 1921.

### **F. Flora and Fauna**

The property is sparsely landscaped with on-site flora consisting of bougainvillea and two trees--- plumeria and podocarpus---planted at the rear of the property. A hedge about 18 feet tall consisting of panax, money plant, and croton grows along the west (Ewa) side. The hedge appears to be planted on the adjoining property.

No animals or wildlife was observed on the premises.

### **G. Land Use Controls**

State and County land use controls governing the use of the property are listed below.

State Land Use Designation: Urban  
City and County of Honolulu General Plan: Primary Urban Center  
Development Plan Land Use Map: Resort Mixed Use  
Development Plan Public Facilities Map: No symbol shown along Lemon Road  
Special District: Waikiki Special District  
Zoning: Resort Mixed Use Precinct (Ordinance No. 96-72)  
Special Management Area: Inside Special Management Area

A Special Management Area Use Permit is required prior to implementing improvements to the property. An SMA permit will be submitted following the processing of this environmental assessment.

Design branch staff of the Department of Land Utilization has advised the project architect that "New buildings" are a Major project per requirements of the Waikiki Special District and a Major Special District Permit will be required.

#### **H. Public Facilities**

The property fronts on Lemon Road, a *privately owned (owners unknown)* one-lane, one-way (Ewa direction) street connecting Kapahulu Avenue to the south with Paoakalani Street to the north. Within the 20-foot right-of-way, the asphalt concrete pavement is approximately 15 feet wide. The pavement is in fair condition but the uneven surface, numerous patches, and shallow potholes suggest resurfacing is needed (See Photograph 2). There are no curbs and gutters and sidewalks are found primarily on the Ewa half of Lemon Road. On-street parking is allowed along the mauka side of the road towards Paoakalani Street. There is no posted speed limit but a 25mph limit is assumed.

The right-of-way is programmed to be widened to 40 feet. Land for the widening would be taken equally (10 feet) from both sides of the street. The widening program has not been scheduled.

Lemon Road is also the primary utility corridor for properties along its frontage. A 6-inch line collects wastewater and conveys same to a 12-inch line in Paoakalani Street. *Applicant has been informed that the municipal sewer system is inadequate to accommodate the proposed project (DWWM Comment Letter).* An 8-inch water line service all the properties fronting the street. Applicant's property is connected to the sewer by a 4" lateral and water is metered through a 5/8" residential meter. *The existing water system is adequate to accommodate the proposed office building (BWS Comment Letter).*

No drain inlets were observed along Lemon Road suggesting that this area lacks a storm drainage system. More than likely, during and following heavy rains water ponds on the road until it evaporates, seeps into the ground, or drains in the direction of Paoakalani Street for discharge into the storm drainage system.

Power and communication services are furnished from overhead lines on poles along the makai side the road.

The most popular parks, recreation areas, and attractions in Waikiki for residents and visitors are located on the east end of this resort destination and include Kapiolani Park, Honolulu Zoo, and the Honolulu Aquarium. All are located within 1/2 mile east of applicant's property.

Waikiki Beach, world famous for its natural blue waters, white sand beaches, and surfing waves, lies one city block to the south. A two-mile long stretch of shoreline, Waikiki Beach is

comprised of several beaches named for prominent landmarks or individuals. One beach, Kuhio Beach Park at the foot of Kapahulu Avenue, is the nearest publicly owned or used beach to the project site. Kuhio Beach is popular for ocean recreation including diving, snorkeling, board surfing, bodysurfing, swimming, and for local residents---skimming the "Slippery Wall".

#### **I. Protective Services**

Police protection originates from the Waikiki substation located on Kalakaua Avenue at Kuhio Beach to the southwest of the project site. The substation is within 5 minutes walking distance of the project site.

Fire protection originates from the Waikiki Fire Station located at the corner of Kuhio and Kapahulu Avenues about ½ mile northeast of the site. Response time is estimated at less than five minutes.

### SECTION 3

### SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

---

The scope of the project was discussed with the consulting architect. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting site conditions and conditions in the vicinity of the property. The sum total of consultations and field investigations helped to identify existing conditions and features which could affect or be affected by the project.

- The property is not a shoreline lot;
- There are no streams, lakes, wetlands, or other water bodies adjacent to the property;
- No rare, threatened, or endangered flora or fauna are found the premises;
- There are no recorded archaeological or cultural resources on the property;
- The property is not located within a flood hazard area;
- The property and the surrounding area have been extensively improved for urban activities;
- Existing road, water, and wastewater systems are adequate to serve the proposed use;
- Improvements along Lemon Road need to be set back 10 feet in anticipation of future road widening; and
- The parcel is a non-conforming lot.

#### A. Short-term Impacts

Site work will probably be the most disruptive construction activity on the environment. This activity entails demolishing the existing structure; clearing (removing the asphalt concrete) and grading the lot to design elevation; excavating for utility lines; and hauling debris to approved disposal sites. All are prerequisites for building the temporary and permanent improvements to follow.

Site work is a persistent source of fugitive dust. Site contractors are aware that dust is a nuisance to both workers and people living near work sites and it is imperative for them to maintain stringent dust controls. Frequent water sprinkling is probably the most effective dust control measure given the size of the site and the type and scale of proposed improvements. The Contractor, however, may choose to implement other measures based on their experience with similar projects and job sites.

The Contractor also will be responsible for general housekeeping of the site and for keeping adjacent streets and properties free of mud, sediment, and construction litter and debris. Pollution control measures will comply with Chapter 60.1, Air Pollution Control regulations of the State Department of Health.

Construction noise, like fugitive dust, cannot be avoided. Noise sensitive properties---such as hotel rooms and apartment buildings--- surround the project site. These properties already are exposed to noise throughout the day emanating from large trucks, tour buses, and refuse

collection vehicles. Construction noise will be audible at these locations but exposure to noise is expected to vary in volume, frequency, and duration. Noise will vary also by construction phase, the duration of each phase, and the type of equipment used during the different phases. For this project, noise is expected to be most pronounced during the early stages when the building is demolished, the site cleared, and the foundation poured (the building may not be supported on piles thus there is no need for pile driving). Noise will diminish as the building is erected and the completed structure should help to attenuate noise during interior work. *Soil borings indicate the underlying soils are suitable for spread footings and pile footings are not required.*

Community Noise Control regulations establish a maximum permissible sound level for construction activities occurring within various zoning districts. Hotel and apartment uses are placed in the Class B zoning district and the maximum permissible sound level is 60 dBA between the hours of 7:00 am and 10:00 pm (Chapter 46, Community Noise Control, 1996). Occasionally, construction activities will produce noise in excess of the permissible daytime noise level and a noise permit will be needed. The Contractor will be responsible for obtaining the permit and complying with conditions attached to the permit. Work will be scheduled for normal working hours (7:00 am to 3:30 pm) Mondays through Fridays.

Site work will expose soil (or sand, the underlying material) thus creating opportunities for runoff and erosion during construction. All grading will be done in accordance with erosion control ordinances of the City and County of Honolulu and approved grading plans. Best Management Practices (BMPS) for erosion and drainage control during construction will be prepared for review and approval by the Department of Public Works. *Examples of BMPs include placing silt curtains along the left and right property boundaries to retain runoff on site and placing a construction gravel blanket at the front of the site to allow vehicle access and filter runoff.*

Should subsurface archaeological or cultural features or burials be unearthed, work in the immediate area shall cease and historic authorities notified immediately for proper disposition of the finds.

Adverse effects on flora are not anticipated. The site is sparsely vegetated and all plant materials will be grubbed. None of the existing plants are listed as rare, threatened, or endangered species.

The structure will be treated for vectors before demolition to avoid potential health hazards.

Construction notices will be posted to alert residents and motorists of roadway construction. Flagmen will be posted to marshal vehicles around excavations in the roadway. Driveways (or at least one traffic lane) shall be kept open at all times to minimize inconveniences to motorists and property owners. The trench area and private driveways affected by construction shall be restored to pre-construction conditions or better. Open trenches shall be covered with steel plates at the end of each working day and safety devices posted during night hours.

Construction vehicles hauling men and material will contribute to traffic on Lemon Road and adjoining streets. Material deliveries shall be scheduled during non-peak traffic hours to minimize impacts on local traffic. Flagmen will be posted during material loading and off-loading for traffic control. Some traffic delays can be expected but should not last more than a few minutes.

*Heavy vehicles traveling to and from the project site shall comply with the provisions of Chapter 42, Vehicular Noise Control for Oahu, Hawaii Administrative Rules (DOH Comment Letter).*

#### **B. Long-term Impacts**

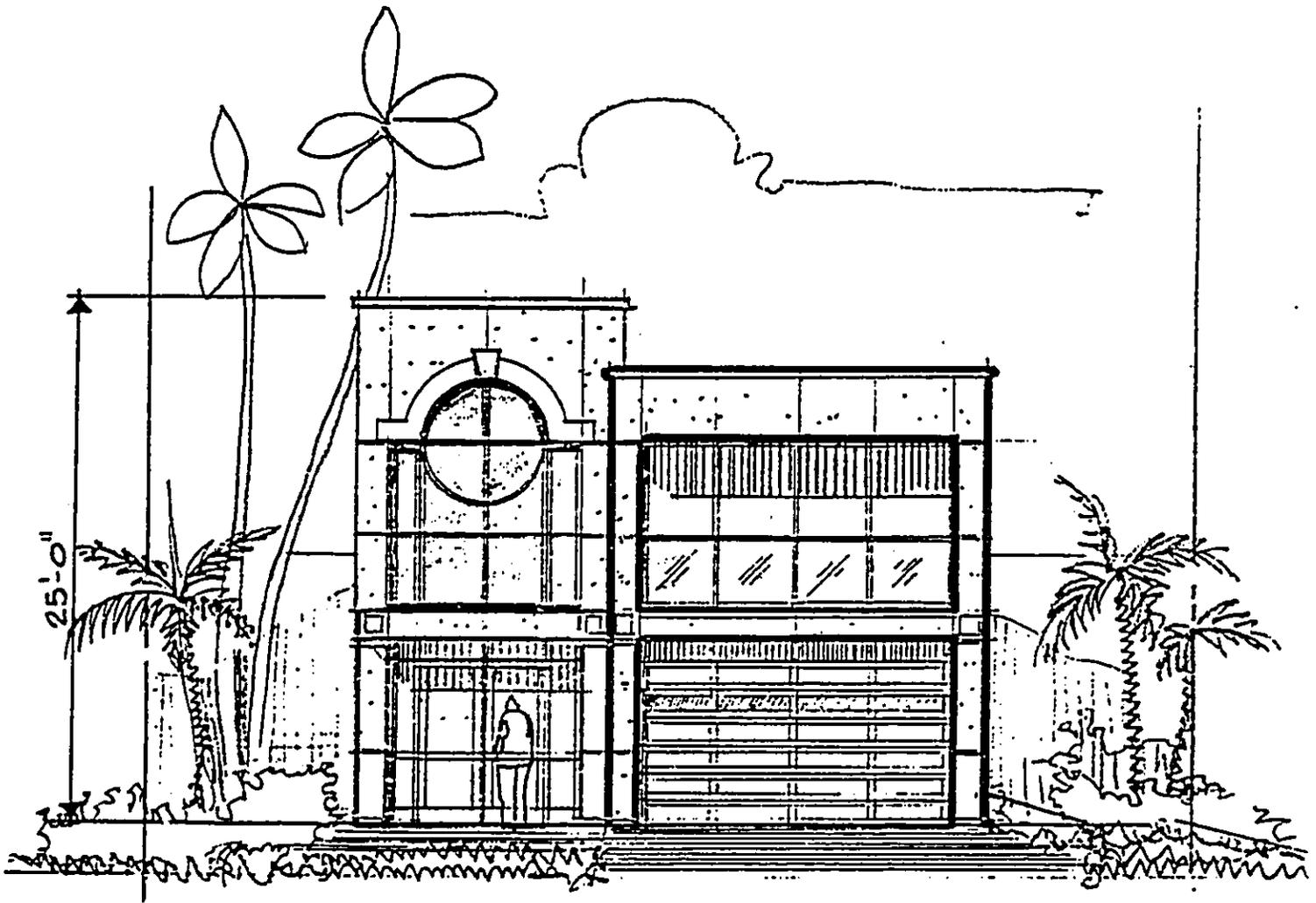
The proposed Takao Office Building conforms to the yard, height, density (floor area), and off-street parking development standards for the Resort Mixed Use Precinct (RMUP) of the Waikiki Special District. Applicant's property measures 5,000 sf which is less than the 10,000 sf minimum lot size for the RMUP. Because of its size, it is a non-conforming lot which precludes developing the property at a higher density consistent with the zoning for the property.

In addition, the building will be set back from Lemon Road an extra 10 feet in anticipation of future road widening. Approximately 500 sf of applicant's property is required for the widening which reduces the lot size to 4,500 sf. The effect is to increase the non-conformity of an already non-conforming lot.

Applicant is neither proposing a new use nor a development that is significantly greater in density than what is now existing. Applicant will use the upper floor as a private office and the ground floor as a sales office by others. Offices are a permitted principal use of the RMUP. The existing aged structure will be replaced by a new building that will maintain the low-rise, low-intensity use of the subject property. Although slightly larger in floor area, the new building almost matches the existing structure in terms of dimensions, configuration, placement on the lot, *roof line*, and height (See Figure [5] 5).

The number of persons on-site is not expected to increase substantially thus water use, wastewater discharge, and power consumption should not deviate significantly from current levels. It is anticipated that energy use would decline because a more efficient air conditioning system is proposed.

[The adequacy of existing water and wastewater systems to service the new building is assumed.] *Although the Department of Wastewater Management has indicated that the municipal sewer is inadequate to accommodate the proposed project, they have approved a sewer connection with the condition that flow shall be limited to 400 gpd.* [Application for sewer connection will be submitted to the Department of Wastewater Management and c]Construction plans *shall be* submitted to the department for their review and approval. [Similarly, t]The availability of water will be confirmed with the Board of Water Supply *at the time of Building Permit approval* and construction plans submitted for their review.



FRONT ELEVATION

Figure 5

**SUPERSEDED**  
See Revised Front Elevation

PROJECT

TAKAO-BDC, INC.  
OFFICE BUILDING  
251 LEMON ROAD

F.M.K.

2-6-27-40

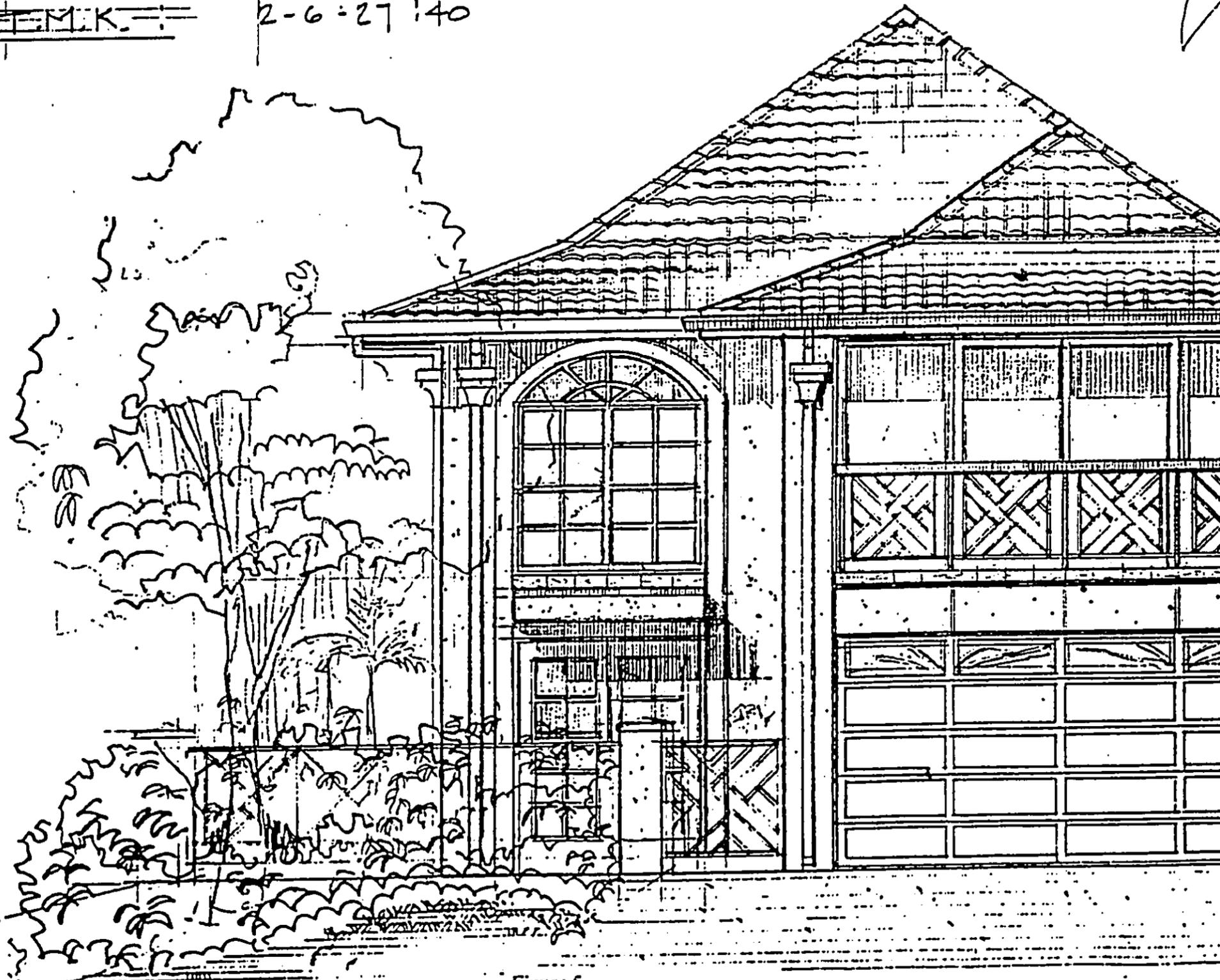


Figure 5

**REVISED**

**FRONT ELEVATION**

APR 29 1997

SCALE : 1/4" = 1'-0"

1991 JUN 23 PM 2:45

CITY & COUNTY OF HONOLULU



ELEVATION

RIMURAYRE & ASSOCIATES, INC.

Improvements to the respective systems prescribed in the construction plans and approved by the respective agency will be installed by applicant.

The property will be graded to drain in the direction of Lemon Road to prevent ponding around the building and at the rear of the property. Storm runoff should marginally decrease because of a net decrease in impervious surface area that will be committed to landscaping. Until such time that a drainage system is constructed in the area, runoff from individual lots, including applicant's, will continue to discharge onto Lemon Road.

The existing office building is not a major trip generator or destination point. Because no changes in use and occupancy are anticipated as a result of the project, significant increases in vehicle traffic and subsequent adverse impacts on local traffic circulation are not anticipated.

*The Department of Parks and Recreation indicated that the project does not adversely impact any City and County of Honolulu park property (DPR Comment Letter).*

Low-density, low-intensity office use should not result in deleterious impacts on air quality and the acoustical environment. Compressors for the split air conditioning system are relatively quiet and should not create excessive noise that adversely affects residents on the adjoining lot during normal working hours and occasionally during the night. *Sound levels from air conditioning equipment shall be attenuated to comply with the provisions of Chapter 46, Community Noise Control, Hawaii Administrative Rules (DOH Comment Letter).* When the building is closed during night hours, the air conditioning system will be turned off.

Tropical landscape plantings will improve the aesthetics of the site and add greenery to an area that generally is devoid of landscaping. Landscaping will screen the high parking structure walls which physically and aesthetically overpower the site. At the very least, the landscaping offers a better view than blank walls.

Real property tax revenues generated by this property are expected to increase. The amount of increase will depend on real property tax assessment policies and tax rates for land and improvements in force at the time annual assessment are made.

### **C. Impacts on Special Management Areas Resources**

#### **1. Recreational Resources**

The property is neither a shoreline lot nor used for recreational purposes of any kind. There is no public access (or access of any kind) to the shoreline over the subject property.

#### **2. Historic Resources**

There are no recorded historic resources on the premises.

### 3. Scenic and Open Space Resources

The proposed improvements will not affect coastal scenic and open space resources. The ocean cannot be viewed from the subject lot or from any at grade location on Lemon Road near the property.

The Waikiki Special District does not identify Lemon Road as a prominent view corridor offering significant public views of Waikiki landmarks, the ocean, and the mountains.

### 4. Coastal Ecosystems

The absence of a diversity of flora and fauna and the improved condition of the site indicates the site does not support valuable coastal ecosystems.

### 5. Economic Uses

Although the project is located in Waikiki, the proposed office building is not a critical, large scale addition to the visitor industry physical plant in Waikiki (in comparison to the Hawaii Convention Center or a new hotel for example). On a smaller scale, it will allow applicant to operate in new surroundings in support of visitor activities in Waikiki and on the neighbor islands.

The new office building is designed and constructed to minimize adverse social, visual, and environmental impacts on the coastal zone management area.

### 6. Coastal Hazards

The property is located in Zone X (Unshaded) which is defined as areas outside the 500-year flood plain. Tsunami inundation maps place the property outside areas prone to inundation from coastal waves.

### 7. Managing Development

The proposed project should not adversely affect the intensity or density of land uses on the premises and in the surrounding areas. The purpose of the project is to replace an antiquated and inefficient structure with a new structure similar in scale, form, and density.

This Environmental Assessment has been prepared to communicate potential short and long term impacts of a proposed development on shoreline resources.

After completing the environmental assessment review process, applicant will request a Special Management Area permit. The Department of Land Utilization will hold a public hearing on the matter and hearing notices will be published in the local daily newspaper. Adjoining property owners and lessees will be notified by mail as to the time and place of the hearing.

Special Management Area permits are approved by the City Council. This application will be heard before the City Council Zoning Committee and the City Council. In addition, Council can also schedule a public hearing if warranted. The City Council hearing procedures provide the public ample opportunities to offer comments on the application.

#### **D. Special Management Area Review Guidelines**

The following guidelines are used by the Honolulu City Council or its designated agency for the review of development in the special management area:

- a) All development in the special management area shall be subject to reasonable terms and conditions set by the council to ensure that:
  - 1) Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas and natural reserves is provided to the extent consistent with sound conservation principles;
  - 2) Adequate and properly located public recreation areas and wildlife preserves are reserved;
  - 3) Provisions are made for solid and liquid waste treatment, disposition and management which will minimize adverse effects upon special management areas resources; and
  - 4) Alterations to existing land forms and vegetation, except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation or failure in the event of earthquakes.
- b) No development shall be approved unless the council has first found that
  - 1) The development will not have any substantial, adverse environmental or ecological effect except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health and safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options;
  - 2) The development is consistent with the objectives and policies set forth in Section 25.3.1 and area guidelines contained in HRS Section 205A-26;
  - 3) The development is consistent with the county general plan, development plans and zoning. Such a finding of consistency does not preclude concurrent processing where a development plan amendment or zone change may also be required.

c) The council shall seek to minimize, where reasonable:

- 1) Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;
- 2) Any development that would reduce the size of any beach or other area suitable for public recreation;
- 3) Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management area and the mean high tide line where there is not beach;
- 4) Any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast; and
- 5) Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.

**Discussion:**

The subject property is not a shoreline lot and development will not affect the shoreline, existing public access to the shoreline, or shoreline recreation areas. Dredging or otherwise significant land alterations are not proposed. Some filling is proposed and the lot will be graded to promote drainage in the direction of Lemon Road.

The subject property is surrounded by taller mid and high-rise apartment buildings and hotels which effectively obstruct views toward the sea from both the property and the H-1 Freeway, the state highway nearest the coast.

The two-story office building is not proposed in an area of open waters, potential fisheries and fishing grounds, and wildlife habitats. The proposed development is consistent with land use controls for the area to include the City and County of Honolulu General Plan, development plan for the primary urban center, and the Waikiki Special District provisions of the Land Use Ordinance.

Wastewater from the proposed development will be discharged into the municipal sewer thus negating potential adverse effects on water quality and near shore recreation waters at Waikiki Beach.

**SECTION 4**

**ALTERNATIVES TO THE PROPOSED ACTION**

---

**A. No Action**

The no action alternative would maintain the status quo of the building site and preclude the occurrence of all environmental impacts, short and long-term, beneficial and adverse described in this Assessment. A no action alternative also means applicant would continue to occupy a deteriorating building that is in unsafe condition.

**B. Alternative Site Plan**

In consideration of the development standards of the Land Use Ordinance, future widening of Lemon Road, and the net size of the zoning lot, the proposed building layout is the preferred development scheme for the property.

**SECTION 5**

**PERMITS AND APPROVALS**

---

<u>Permit</u>	<u>Authority</u>
Environmental Assessment/Impact Statement	Department of Land Utilization
Special Management Area Permit	City Council
Major Permit, Waikiki Special District	Department of Land Utilization
Demolition of Structure	
Building Permits (Various)	Building Department
Grading Permit	Department of Public Works
Best Management Practices	Department of Public Works

SECTION 6

AGENCIES AND ORGANIZATIONS TO BE CONSULTED

---

*The Draft Environmental Assessment for the Takao Office Building was published in the Office of Environmental Quality Control Environmental Notice of April 23, 1997 and May 8, 1997 and distributed to the agencies and organizations listed below. Publication in the Environmental Notice initiated a 30-day public review period which ended on May 23, 1997. An asterisk \* identifies agencies and organizations that submitted written comments within the comment period. All comment letters and responses are found in Appendix A.*

Federal

U.S. Army Corps of Engineers

State of Hawaii

Department of Health

Department of Land and Natural Resources

Historic Sites Division

*\*Department of Business, Economic Development & Tourism  
Office of Planning*

City and County of Honolulu

Office of the Mayor

Office of Waikiki Development

\*Board of Water Supply

*\*Department of Land Utilization*

*\*Department of Parks and Recreation*

\*Department of Public Works

\*Department of Transportation Services

\*Department of Wastewater Management

Planning Department

Police Department

Fire Department

Others

GTE Hawaiian Tel

Hawaiian Electric Company

Waikiki Neighborhood Board No. 9

Waikiki Improvement Association

## SECTION 7

## DETERMINATION OF SIGNIFICANCE

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Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment (11-200-12). The relationship of the proposed project to these criteria is discussed below.

- 1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

There are no natural or cultural resources on the premises to be lost as a result of this project.

- 2) Curtails the range of beneficial uses of the environment;

Applicant is proposing to demolish an existing two-story building and replace it with a newer structure of similar height and scale. The existing building is deteriorated and considered to be in unsafe condition. In consideration of the net size of the zoning lot (4,500 sf), the low-rise, low-density office building is considered the best use of the property.

- 3) Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders;

The project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii.

- 4) Substantially affects the economic or social welfare of the community or State;

The proposed project will not result in substantial effects on the economic and social welfare of the community.

- 5) Substantially affects public health;

Short-term, construction related impacts on air quality and the acoustical environment can be anticipated. The building contractor will comply with applicable public health regulations and measures to mitigate potential adverse impacts.

- 6) Involves substantial secondary impacts, such as population changes or effects on public facilities,

Substantial secondary impacts are not anticipated. Public facilities are adequate to serve the proposed improvements.

- 7) Involves a substantial degradation of environmental quality;

Environmental quality will not be degraded as a result of this project. The new office building will add a new building, fresh landscaping, and quality architectural design to the urban environment along Lemon Road. The sum total of the improvements is to improve the environmental quality of the immediate area.

- 8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

The project is not the precursor for a larger action.

- 9) Substantially affects a rare, threatened or endangered species, or its habitat;

There are no rare, threatened or endangered flora or fauna on the premises

- 10) Detrimentially affects air or water quality or ambient noise levels; or

Ambient air quality will be affected by fugitive dust and combustion emissions but can be controlled by measures stipulated in this Assessment. Construction noise will be pronounced during site preparation work but should diminish once the building is erected. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health. Best Management Plans will be prepared to minimize construction runoff.

- 11) Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

The property is not located in an environmentally sensitive area.

Based on the above criteria, the proposed Takao Office Building will not result in significant adverse environmental impacts and an Environmental Impact Statement should not be required.

## REFERENCES

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Department of Land Utilization, City and County of Honolulu. 1986. Land Use Ordinance (As Amended through Ordinance No 96-72).

Federal Emergency Management Agency. 1987. Flood Insurance Rate Map, City and County of Honolulu. Community Panel No. 150001 0125B.

Park, Gerald. 1997. Field Observation.

*Real Property Tax Office Field Book.*

U.S. Department of Agriculture, Soil Conservation Service. 1972. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai. In Cooperation with The University of Hawaii Agricultural Experiment Station. U.S. Government Printing Office, Washington D.C.

***APPENDIX A***  
***COMMENT LETTERS AND RESPONSES***



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

**OFFICE OF PLANNING**

235 South Beretania Street, 8th Fl., Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

97-0343

BENJAMIN J. CAVEZANO  
GOVERNOR  
BRADLEY J. MOSEMAN  
DEPUTY DIRECTOR  
RICK EGGED  
DIRECTOR, OFFICE OF PLANNING

Tel: (808) 587-2846  
Fax: (808) 587-2824

Ref. No. P-6612

April 11, 1997

Ms. Jan Naoe Sullivan  
Director  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Attention: Dana Teramoto, Staff Planner

Dear Ms. Sullivan:

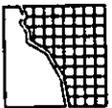
Subject: Environmental Assessment, Takao Office Building, Waikiki, Oahu,  
TMK 2-6-27: 40

We have reviewed the draft environmental assessment and do not have any  
comments to offer.

If there are any questions, please contact Howard Fujimoto of our Coastal Zone  
Management Program at 587-2898.

Sincerely,

*Rick Egged*  
Rick Egged  
Director  
Office of Planning



**GERALD PARK**  
Urban Planner

Planning  
Land Use  
Research  
Environmental  
Studies

1400 Piopio Street  
Suite 87A  
Honolulu, Hawaii  
96814-3021

Phone/Fax  
808 942-7484

June 1997

Rick Egged, Director  
Office of State Planning  
State of Hawaii  
P.O. Box 3540  
Honolulu, Hawaii 96811-3540

Dear Mr. Egged:

Subject: Takao Office Building  
TMK: 2-6-27: 40

Thank you for your letter of April 11, 1997 (Ref. No. P-6612) concerning the Draft  
Environmental Assessment prepared for the subject project. Your participation in the  
environmental assessment review process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

*Gerald Park*

Gerald Park

c. J. Sullivan, DLU  
D. Kimura, KYA

97-02440

DEPARTMENT OF PARKS AND RECREATION  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



James Harris  
DIRECTOR

Michael J. Araji  
DEPUTY DIRECTOR

April 22, 1997

97 APR 22 AM 10 23  
DEPT OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

TO: JAN MAOE SULLIVAN, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: JOHN R. D'ARAUJO, JR., DIRECTOR  
DEPARTMENT OF PARKS AND RECREATION

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 343, HRS  
PROJECTS WITHIN THE WAIKIKI AREA

Project Name: Takao Office Building  
Location : 2571 Lamon Road, Waikiki, Oahu  
Tax Map Key : 2-6-27: 40

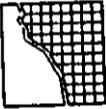
Thank you for the opportunity to review the Draft Environmental Assessment. The proposed project does not adversely impact any City and County of Honolulu's park property. Therefore, we have no comments to offer.

Please have your staff contact Daniel Takamatsu of our Facilities Development Division at extension 6301 if you need further comments.

*John R. D'Araujo, Jr.*  
JOHN R. D'ARAUJO, JR.  
Director

JRD:ct

*We Add Quality to Life*



GERALD PARK  
Urban Planner

Planning  
Land Use  
Research  
Environment  
Studies

1400 Konoct Street  
Suite 87A  
Honolulu, Hawaii  
96819-3021

Phone/Fax  
808 942-7484

June 5, 1997

John R. D'Araujo, Jr., Director  
Department of Parks and Recreation  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. D'Araujo:

Subject: Takao Office Building  
TMK: 2-6-27: 40

Thank you for your memorandum of April 22, 1997 indicating that "The proposed project does not adversely impact any City and County of Honolulu's park property." Your comment shall be included in the Final Environmental Assessment.

Sincerely,

GERALD PARK URBAN PLANNER

*Gerald Park*

Gerald Park

c: J. Sullivan, DLU  
D. Kimura, KYA

DEPARTMENT OF LAND UTILIZATION  
CITY AND COUNTY OF HONOLULU

610 SOUTH KING STREET, 17TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 525-4414 • FAX: (808) 527-4743



JAN NAOE SULLIVAN  
DIRECTOR  
LORETTA K.C. CHEE  
DEPUTY DIRECTOR  
97/SMA-011 (DT)

Mr. Gerald Park  
Page 2  
April 22, 1997

7. The project does not appear to comply with Section 7.80-4(c), items 5, 6 and 8(c) of the Land Use Ordinance. The applicant will be required to adequately address these issues in the WSD Permit.
  8. The 15-foot required front yard and 10-foot road-widening setback must be landscaped. No parking shall be located in the required yard or road-widening setback area.
  9. If the ground floor establishment exceeds 1,500 square feet in floor area, three or more parking stalls must be provided.
- Please contact Dana Teramoto of our staff if you have any questions regarding comments 1 through 5 of this letter. You may contact Joyce Shoji of our Urban Design Branch at 527-5354 regarding comments 6 through 10.

Very truly yours,

JAN NAOE SULLIVAN  
Director of Land Utilization

JNS:am  
Encl.  
97sm11c.dlt

Mr. Gerald Park  
Gerald Park Urban Planner  
1400 Rycroft Street, Suite 876  
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Draft Environmental Assessment (EA)  
Takao Office Building  
Tax Map Kavi 2-5-271-40

We have reviewed the above Draft EA and offer the following comments:

1. The Final EA should indicate the amount of grading and filling that will be performed on the site.
2. Page 13 of the Draft EA mentions that Best Management Practices (BMPs) for erosion and drainage control during construction will be prepared for review and approval by the Department of Public Works. Examples of BMPs to be implemented should be included in the Final EA.
3. The method of solid waste disposal to be utilized after the project is completed should be included in the Final EA.
4. A \$200 filing fee is required to process your Special Management Area Use Permit application. Please submit this fee as soon as possible.
5. The Second Floor Plan on Page 5 of the Draft EA indicates there will be a bedroom and bathroom. The zoning of the property is Resort Mixed Use Precinct. Dwelling units are not permitted.
6. A Waikiki Special District (WSD) Permit is required for the proposed building. Please refer to the attached "Instructions for Filing".



GERALD PARK  
Urban Planner

Planning  
Land Use  
Research  
Environmental  
Studies

1400 Kono Street  
Suite 217A  
Honolulu, Hawaii  
96813-3021

Phone/Fax  
808 942-7184

June 10, 1997

Jan Naoe Sullivan, Director  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Sullivan:

Subject: Takao Office Building  
Waikiki, Oahu, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments.

1. Approximately 170 cubic yards of material shall be needed to fill and grade the property at a 2% slope from rear to front.
2. Although Best Management Practices (BMPs) have not yet been prepared, examples of BMPs include placing silt curtains on the left and right property boundaries to retain runoff on site and placing a construction gravel blanket at the front of the site to allow vehicle access, remove mud from vehicle tires, retain soil, and filter runoff.
3. Presently, maintenance workers from either the Hawaiian Regent Hotel or Hawaiian Waikiki Beach Hotel clean the office building twice a week or as needed. Office refuse is bagged and carried back to either hotel for disposal. This practice is expected to continue when the new office building is completed.
4. Response not required.
5. Second floor plans have been revised to clearly depict that there are no dwelling units.
6. Response not required.
7. Response not required.
8. The required front yard shall be landscaped. No parking shall be permitted in the required yard or road widening area. Visitors who drive to the office building can park in the garage.

Jan Naoe Sullivan  
June 10, 1997  
Page 2

9. The ground floor area measures approximately 1,362 sf exclusive of the patio and garage.

We hope our responses adequately address your concerns. Thank you for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: D. Kimura, KYA

DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF HONOLULU

610 SOUTH KING STREET, 15TH FLOOR, HONOLULU, HAWAII 96813  
PHONE: (808) 525-6341 FAX: (808) 527-9897



PROJECT NUMBER  
041100

April 24, 1997

JONATHAN K. SHIMADA, P.E.  
DIRECTOR AND CHIEF ENGINEER  
DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF HONOLULU  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813  
PHONE: (808) 527-4844

'97 APR 29 AM 8 05  
DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

MEMORANDUM

TO: JAN NAOKI SULLIVAN, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

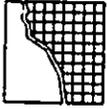
FROM: JONATHAN K. SHIMADA, P.E.  
DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)  
TAKAO OFFICE BUILDING  
TKM1-2-6-271-40

We have reviewed the subject EA and have the following comments:

1. Frontage improvements, if any, should be in accordance with City standards and the Americans with Disabilities Act Accessibility guidelines.
2. Describe ownership of Lemon Road in the narrative. Should you have any questions, please contact Alex Ho, Environmental Engineer, at Local 4150.

97-02618



GERALD PARK  
Urban Planner

Planning  
Land Use  
Research  
Environmental  
Studies

1400 Koa Street  
Suite 876  
Honolulu, Hawaii  
96814-3021  
Phone/Fax  
(808) 942-7484

June 5, 1997

Jonathan K. Shimada, Ph.D.  
Director and Chief Engineer  
Department of Public Works  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Dr. Shimada:

Subject: Takao Office Building  
TKM: 2-6-27: 40

Thank you for reviewing the Environmental Assessment prepared for the subject project. We offer the following responses which are numbered to coincide with your comments.

- 1) Frontage improvements shall be constructed in accordance with City standards for Waikiki and the Americans with Disabilities Act Accessibility guidelines.
- 2) Narrative material about the ownership of Lemon Road has been included in the Final Environmental Assessment.

We hope our responses adequately address your concerns. Your comments and our responses shall be included in the Final Environmental Assessment. Thank you for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: J. Sullivan, DLU  
D. Kimura, KYA

DEPARTMENT OF WASTEWATER MANAGEMENT  
**CITY AND COUNTY OF HONOLULU**  
 6190 SOUTH KING STREET, 2ND FLOOR • HONOLULU, HAWAII 96813  
 PHONE: (808) 937-5553 • FAX: (808) 937-4815

71-00011



KENNETH E. SPRAGUE, P.E.  
 DIRECTOR  
 CHESTNUT COUNCIL BLDG. 100  
 DEPUTY DIRECTOR

In reply refer to:  
 WCC 97-109

April 28, 1997

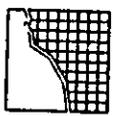
**MEMORANDUM**

**TO:** MS. JAN NAOE SULLIVAN, DIRECTOR  
 DEPARTMENT OF LAND UTILIZATION

**FROM:** *[Signature]*  
 KENNETH E. SPRAGUE, DIRECTOR  
 DEPARTMENT OF WASTEWATER MANAGEMENT

**SUBJECT:** ENVIRONMENTAL ASSESSMENT, CHAPTER 343, HRS  
 PROJECTS WITHIN THE WAIKIKI AREA  
 TAKEO OFFICE BUILDING  
 2571 LEMON ROAD, WAIKIKI, OAHU  
 TMK: 2-6-27: 40

97 APR 29 AM 8 04  
 DEPT. OF LAND UTILIZATION  
 CITY & COUNTY OF HONOLULU



**GERALD PARK**  
 Urban Planner  
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1400 Kapiolani Street  
 Suite 816  
 Honolulu, Hawaii  
 96814-3021  
 Phone/Fax  
 (808) 947-7464

June 12, 1997  
 Kenneth E. Sprague, Ph.D., Director  
 Department of Wastewater Management  
 City and County of Honolulu  
 650 South King Street  
 Honolulu, Hawaii 96813

Dear Mr. Sprague:  
 Subject: Takao Office Building  
 TMK: 2-6-27: 40

Thank you for informing us (WCC-97-109) that sewer lines in Paokalani Avenue, Ala Wai Boulevard, and Lewers Street are at capacity and inadequate to accommodate the proposed project. We understand that the proposed Public Baths WWPS FM Replacement will alleviate capacity conditions in the Paokalani Avenue sewer which accepts flow from Lemon Road. Construction of the project is about to commence and should be completed in one year. Replacement of the Ala Wai Boulevard sewer, programmed for the year 2002, should provide additional flow capacity for the Waikiki area.

A Sewer Connection application for the Takao Office Building has been approved by the DWWWM with the condition that flow not exceed 400 gpd (see attachment). The DWWWM will monitor BWS water meter readings to verify that the maximum allowable flow is not exceeded.

The municipal sewer system is inadequate to accommodate the subject project. The subject project includes demolition of an existing 2,593 square foot structure and construction of a new 3,290 square foot building. Approximately 455 linear feet of 12-inch diameter sewer line on Paokalani Avenue, 3,600 linear feet of 27-inch diameter sewer line on Ala Wai Boulevard, and 650 linear feet of 48-inch sewer line on Lewers Avenue are at capacity. Please see the attached map showing the locations of the inadequate sewer lines.

If you have any questions, please contact Ms. Tessa Ching of the Service Control Branch at 523-4956.

Thank you for participating in the environmental assessment review process. Your letter and our response shall be included in the Final Environmental Assessment.

Sincerely,

GERALD PARK URBAN PLANNER

*[Signature]*  
 Gerald Park

Attachment

c: J. Sullivan, DLU  
 D. Kimura, KYA

Attachment

97-03154

DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**  
POST OFFICE BOX 2111, HONOLULU, HAWAII, 96813 • HONOLULU, HAWAII 96813  
PHONE: (808) 531-2111 • FAX: (808) 531-2120

97 MAY 5 AM 9 46



CHERYL D. SOON  
DIRECTOR  
JOSEPH M. MAGALON, JR.  
DEPUTY DIRECTOR

April 30, 1997

TSP4/97-01674R

**MEMORANDUM**

**TO:** JAN NAOE SULLIVAN, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

**ATTN:** DANA TERAMOTO, STAFF PLANNER

**FROM:** CHERYL D. SOON, DIRECTOR

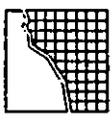
**SUBJECT:** TAKAO OFFICE BUILDING

In response to your April 4, 1997 memorandum, the environmental assessment for the subject project was reviewed and the following comments are provided:

1. It is acknowledged that the ten (10) foot road widening setback along Lemon Road is identified in the environmental assessment.
2. The street frontage of the project should be improved to City standards.
3. Construction plans for all work to be done within the right-of-way of Lemon Road should be submitted to this department for review and approval.

Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation System Planning Division at Local 6976.

*Cheryl D. Soon*  
CHERYL D. SOON



**GERALD PARK**  
Urban Planner

- Planning
- Land Use Research
- Environments Studies

1401 Kuyvet Street  
Suite 876  
Honolulu, Hawaii  
96814-2021

Phone/Fax  
(808) 942-7444

June 5, 1997

Cheryl D. Soon, Director  
Department of Transportation Services  
City and County of Honolulu  
711 Kapiolani Boulevard, Suite 1200  
Honolulu, Hawaii 96813

Dear Ms. Soon:

Subject: Takao Office Building  
TMK: 2-6-27: 40

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments.

1. No response required.
2. The street frontage along Lemon Road shall be improved to City standards applicable to Waikiki.
3. Construction plans for all work in the right-of-way of Lemon Road shall be submitted to your department for review and approval.

We hope our responses adequately address your concerns. Your comments shall be included in the Final Environmental Assessment. Thank you for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

*Gerald Park*

Gerald Park

c: J. Sullivan, DLU  
D. Kimura, KYA

BOARD OF WATER SUPPLY  
CITY AND COUNTY OF HONOLULU, HAWAII  
630 SOUTH BERETANIA STREET, 3RD FLOOR  
HONOLULU, HAWAII 96843  
PHONE (808) 527-6180  
FAX (808) 532-2714



97-02777  
ERENT HARRIS, Mayor  
WALTER D. WATSON, JR., Chairman  
MAURICE H. YAMAGUCHI, Vice Chairman  
KAZUHIKARU NAKAMURA  
MELISSA Y. LIU  
FORREST C. MURPHY  
JOHNATHAN K. SHIMODA, P.E.  
BARBARA YAMAMOTO  
RAYMOND H. SATO  
Manager and Chief Engineer

May 2, 1997

TO: JAN SULLIVAN, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION  
FROM: *Raymond H. Sato*  
RAYMOND H. SATO, MANAGER AND CHIEF ENGINEER  
BOARD OF WATER SUPPLY

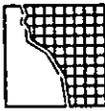
SUBJECT: YOUR MEMORANDUM OF APRIL 4, 1997 REGARDING THE DRAFT  
ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED TAKAOK OFFICE  
BUILDING. TMK: 2-6-027: 040

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the proposed Takao Office Building.

We have the following comments to offer:

1. There is an existing 5/8-inch water meter currently serving the proposed office building.
2. The existing water system is presently adequate to accommodate the proposed office building.
3. The availability of water will be confirmed when the building permit application is submitted for our review and approval. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission, and daily storage.
4. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
5. The proposed project is subject to the Board of Water Supply cross-connection control requirements prior to the issuance of the building permit.

If you have any questions, please contact Barry Usagawa at 527-5235.



GERALD PARK  
Urban Planner

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Research  
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Studies

1400 Konoct Street  
Suite 276  
Honolulu, Hawaii  
96811-3021

Phone/Fax  
808 942-7484

June 5, 1997

Raymond H. Sato  
Manager and Chief Engineer  
Board of Water Supply  
630 South Beretania Street  
Honolulu, Hawaii 96843

Dear Mr. Sato:

Subject: Takao Office Building  
TMK: 2-6-27: 40

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. Our responses are numbered to coincide with your comments.

- 1) Thank you for confirming the size of the water meter.
- 2) Thank you for confirming that the existing water system is adequate to accommodate the proposed office building.
- 3) Applicant shall pay the Water System Facilities Charges for resource development, transmission, and daily storage.
- 4/5 Construction drawings shall be submitted to the Board of Water Supply for review and approval.

We hope these responses adequately address your concerns. Your comments shall be included in the Final Environmental Assessment. Thank you for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

*Gerald Park*  
Gerald Park

c: J. Sullivan, DLU  
D. Kimura, KYA

97-03436

BRUCE J. CANTLAND  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 481  
HONOLULU, HAWAII 96809

May 20, 1997

MICHAEL D. WILSON  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

- PLANNING
- LAND USE
- RESEARCH
- ENVIRONMENTAL STUDIES
- 1409 HYONOT STREET  
SUITE 876  
HONOLULU, HAWAII  
96814-3021
- PHONE/FAX  
808 942-7494

LD-NAV  
REF.: 97SMA011.RCM

Honorable Jan Naoe Sullivan  
Director  
Department of Land Utilization  
650 South King Street  
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

SUBJECT: Review : Draft Environmental Assessment  
I. D. No. : 97/SMA-011 (DT)  
Project : Takao Office Building  
Applicant : Takao Building Development Co. Ltd.  
Location : 2571 Lemon Road, Waikiki, Oahu, Hawaii  
TMK : 181-2-5-21: 40

Thank you for the opportunity to review and comment on the Draft Environmental Assessment pertaining to the Takao Office Building project within the Waikiki area.

The Department of Land and Natural Resources has no objections to the City and County of Honolulu, Department of Land Utilization issuing a Finding of No Significant Impact for the subject project.

Should you have any questions, please feel free to contact Nick Vaccaro of the Land Division at 587-0438.

HAWAII: Earth's best!

Aloha,

*Michael D. Wilson*  
MICHAEL D. WILSON

C: Oahu Land Board Member  
At Large Land Board Member  
Oahu District Land Office

June 5, 1997

Michael D. Wilson, Chairperson  
Board of Land and Natural Resources  
State of Hawaii  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Wilson:

Subject: Takao Office Building  
TMK: 172-6-27: 40

Thank you for your letter of May 20, 1997 (97SMA011.RCM) indicating that your department has no objections to the City and County of Honolulu, Department of Land Utilization issuing a Finding of No Significant Impact for the subject project.

Your comment letter shall be included in the Final Environmental Assessment. Thank you for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

*Gerald Park*  
Gerald Park

c: J. Sullivan, DLU  
D. Kimura, KYA

27 JUN 2 AM 8 09  
CITY & COUNTY OF HONOLULU

97-03441

DEPARTMENT OF HEALTH  
STATE OF HAWAII



197 JUN 7 AM 6 29  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF HEALTH  
PO BOX 579  
HONOLULU HAWAII 96813

LABORATORY  
DEPARTMENT OF HEALTH

IN REPLY, PLEASE REFER TO

97-075/epo

Ms. Jan N. Sullivan, Director  
May 29, 1997  
Page 2  
97-075/epo

- b. providing an adequate water source at the site prior to start-up of construction activities;
- c. landscaping and rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d. controlling of dust from shoulders, project entrances, and access roads; and
- e. providing adequate dust control measures during weekends, after hours, and prior to daily start up of construction activities.

Should you have any questions regarding fugitive dust, please contact Mr. Jonathan Flores of the Clean Air Branch at 586-4200.

**Wastewater**

The subject project is located within the City and County's sewer service system. We have no objections to the proposed activities, provided that the project is connected to the public sewers.

**Control of Fugitive Dust**

Due to the nature of the project, there is a significant potential for fugitive dust to be generated during the demolition and removal of debris and during the grading and construction activities due to the close proximity of existing residential establishments. It is suggested that a dust control management plan be developed which identifies activities that have a significant potential for the generation of fugitive dust and addresses the mitigating measures to be used. Implementation of adequate dust control measures during all phases of the project is warranted.

Construction activities must comply with the provisions of Hawaii Administrative Rules, Chapter 11-60.1, Section 11-60.1-33 on Fugitive Dust.

The contractor should provide adequate means to control dust from road areas and during the various phases of construction activities. These means include, but are not limited to:

- a. Planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing material transfer points and on-site vehicular traffic routes, and locating potentially dusty equipment in areas of the least impact;

**Noise Concerns**

We have some concerns regarding the proposed project due to potential adverse noise impacts resulting from the construction of the new two-story office building in crowded Waikiki.

- 1. Activities associated with the construction phase of the project must also comply with the Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control."
  - a. The contractor must obtain a noise permit if the noise levels from the construction activities are expected to exceed the allowable levels of the rules.

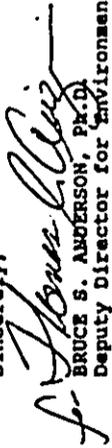
Ms. Jan N. Sullivan, Director  
May 29, 1997  
Page 3

97-075/epo

- b. Construction equipment and on-site vehicles requiring an exhaust of gas or air must be equipped with mufflers.
  - c. The contractor must comply with the requirements pertaining to construction activities as specified in the rules and the conditions issued with the permit.
2. Heavy vehicles travelling to and from the project site must comply with the provisions of the Administrative Rules, Chapter 11-42, "Vehicular Noise Control for Oahu."
  3. Through facility design, sound levels emanating from stationary equipment such as air conditioning systems, exhaust fans, refrigeration compressors or generators must be attenuated to comply with the provisions of the Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control."

Should there be any questions on this matter, please contact Mr. Jerry Haruno, Environmental Health Program Manager of the Noise, Radiation, and Indoor Air Quality Branch at 586-4701.

Sincerely,

  
BRUCE S. ANDERSON, Ph.D.  
Deputy Director for Environmental Health

c: CAB  
MNB  
NR&IAQB



GERALD PARK  
Urban Planner

Lawrence Milke, M.D.  
Director of Health  
State of Hawaii  
Department of Health  
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Studies

1400 Kuylen Street  
Suite 876  
Honolulu, Hawaii  
96814-3021

Phone/Fax  
808/417-7484

June 5, 1997

Dear Dr. Milke:

Subject: Takao Office Building  
2571 Lemon Road, Waikiki, Oahu  
TMK: 2-6-27: 40

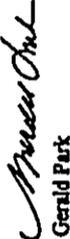
Thank you for your letter of May 29, 1997 (97-075/epo). Your comments on fugitive dust control, wastewater, and noise concerns have been passed to the architect for consideration in the building design and inclusion as construction notes in the construction drawings and specifications.

We shall include a statement in the Final Environmental Assessment that construction vehicles shall comply with Hawaii Administrative Rules Chapter 42, Vehicular Noise Control for Oahu.

Your comments shall be included in the Final Environmental Assessment. Thank you for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

  
Gerald Park

c: J. Sullivan, DLU  
D. Kimura, KYA